

LOCATION MAP

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.T. & CATV ESM'T.	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

SCALE: 1" = 100'

SUBJECT TO CHANGE

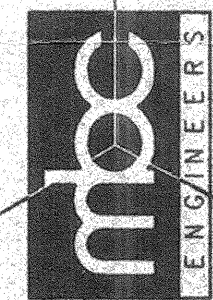
NOTE:

THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:

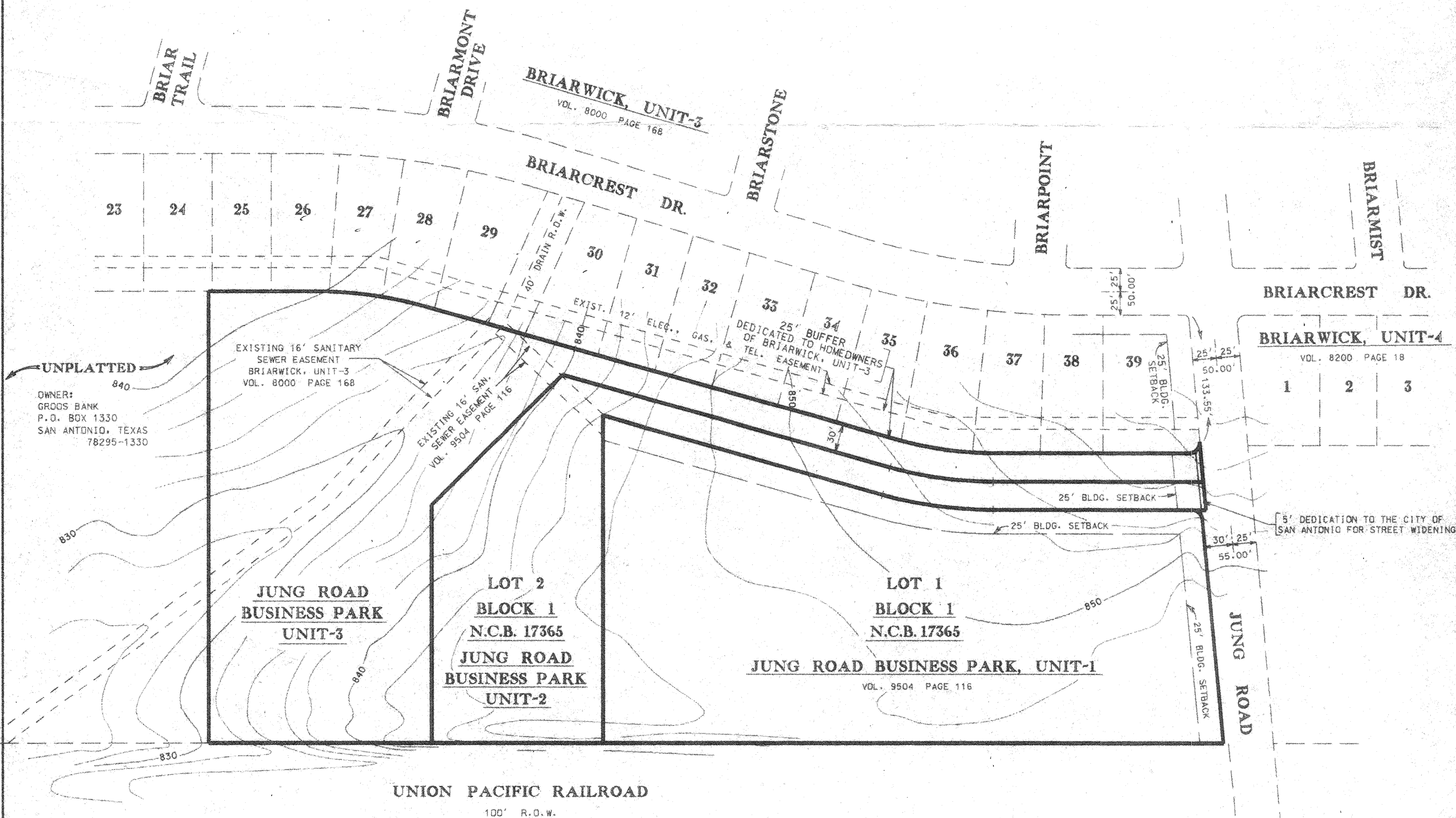
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER BOARD)
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER MANAGEMENT).

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS



415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151

#490



JUNG ROAD BUSINESS PARK  
PLANNED UNIT DEVELOPMENT  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

RECEIVED  
96 JAN 10 PM 3:21

CITY OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

APPROVED  
PLANNED UNIT DEVELOPMENT

Planning Commission  
City of San Antonio  
Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

DEVELOPERS:

UNIT - 1 = 4.029 ACRES TOTAL PLATTING  
RICHARD S. THOMPSON  
4314 JUNG ROAD  
SAN ANTONIO, TEXAS 78247-2230

UNIT - 2 & 3 = 1.8220 ACRES & 3.3845 ACRES, RESPECTIVELY  
DEWAYNE & BETTY ANN ADAMS  
14049 DUBLIN SQUARE  
SAN ANTONIO, TEXAS 78217

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: March 22, 1996  
File # 490  
Signed: [Signature]

REVISIONS:	DATE	NO.	DESCRIPTION	BY
DESIGN	R. W. B.			
DRAWN	P. A. E.			
CHECKED				
DATE	JAN. 9, 1996			
JOB NO.	1-6383			
SHT.	1 of 1			

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: January 9, 1996

Name of POADP: JUNG ROAD BUSINESS PARK

Owner/Agent: Dewayne S Betty Ann Adams Phone: (210) 599-1821

Address: 14049 Dublin Square, San Antonio, Texas Zip code: 78217

Engineer/Surveyor: Macina, Boss, Copeland & Assoc., Inc. Phone: (210) 349-0151

Address: 415 Breesport Drive, San Antonio, Texas Zip code: 78216

Existing zoning: P-1, I-1

Proposed zoning: P-1, I-1

Texas State Plane Coordinates: X 188,336 Y 634,031  
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐  
Edwards Aquifer Recharge Zone? Yes ☐ No ☒

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>N/A</u>	<u>N/A</u>
Non-Single Family (NSF)	<u>N/A</u>	<u>N/A</u>
Commercial & other	<u>3</u>	<u>9.2355</u>
TOTAL =	<u>3</u>	<u>9.2355</u>

Print Name: PAUL DE LEON

Signature: 

Date: 1-9-96

Tel: (210) 349-0151

Fax: (210) 349-9302

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

\* Note: This application must be completed fully, and typed or printed legibly, for acceptance.





# CITY OF SAN ANTONIO

March 22, 1996

Mr. Frank Graves  
Director of Leasing and Management  
Groos Bank  
Kelly Bank Tower Leasing Office  
6100 Bandera Road Suite 700  
San Antonio, TX 788238

Dear Mr. Graves:

The City of San Antonio has recently approved a Preliminary Overall Area Development Plan (POADP) and Planned Unit Development (PUD) for the Jung Road Business Park. This business park is located adjacent to property which is currently unplatted and owned by Groos Bank, and is identified as tract one of the Louis Kneipp Survey No 11, Ab 391, CB 5014 of the Bexar County Deed and Records.

The initial concern raised by the POADP committee was that the Groos Bank property would be landlocked, by the proposed plans for Jung Road Business Park. To ensure that your property was not landlocked, Elizabeth Carol contacted you. The map which you provided clarified that access was in fact available. The Committee, however noted that there is only a thirty foot road available for a tract that is zoned industrial. The proposed road is currently projected to be a private road. That will be sufficient, unless Tract one is to be subdivided. According to the Unified Development Code (UDC) each track must have twenty foot of frontage on a public street. The alternatives available include allowing enough room for multiple owners to each have a twenty foot frontage on Bulverde Road, or to develop the proposed private road into a public road. The UDC requires a sixty foot ROW for a public road that will serve an industrial area. This road would need to be constructed with a forty foot paved section, this is especially critical in an area with limited turning radius.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer; City of San Antonio



# CITY OF SAN ANTONIO

March 22, 1996

Mr. Paul De Leon  
Mecina, Boss, Copeland & Ass.  
415 Bressport Drive  
San Antonio, Texas, 78216

Re: Jung

Subdivision POADP # 490

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed your Jung Road Business Park Subdivision Preliminary Overall Area Development Plan # 490. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Formal notification, by your office needs to be provided to Groos Bank informing them of the revisions, which includes the deletion of their property from the POADP. The City of San Antonio Planning Department will need verification that such notification has in fact been sent.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer; City of San Antonio  
Frank Graves, Director of Leasing and Management; Groos Bank ✓

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
518422

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 250.00  
INVOICE DATE 1/11/1996  
DUE DATE 1/11/1996

50-04-5573  
MACINA/BOSE/COPELAND/ & ASSOC.  
415 BREESPORT  
CIITY 78216

-----  
PHONE: 0 - 0

PUD REVISION  
JUNG RD. BUSINESS PARK

FACILITY LOCATION: 100 COMMERCE ST W

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INVOICE DATE 1/11/1996 INVOICE 518422 ACCOUNT 50-04-5573 DUE DATE 1/11/1996 OFFICE HOURS 7:45 - 4:30  
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LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018010-001	PLAN AMENDMENT FEE	250.00

PAID-S.A.T.O.-MP-1 JAN 11 1996

-----  
AGREEMENT DATES 01/10/1996 SERVICE DATES 01/10/1996 ORDINANCE CK# 8799 CONTRACT DOCUMENT 16383  
ST: 01/10/1996  
END 01/10/1996  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

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C I T Y O F S A N A N T O N I O  
CENTRAL BILLING SECTION P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



# Broadway National Bank

Loop 410 at Nacogdoches/P. O. Box 17001/San Antonio, TX 78266/512-824-0444

**MACINA, BOSE, COPELAND  
AND ASSOCIATES, INC.**

415 BRESFORT 349-0151  
SAN ANTONIO, TX 78216

8799

1-9 19 96

88-2193/1140

PAY TO THE  
ORDER OF

*City of San Antonio*

\$ 250<sup>00</sup>

*Two hundred and no/100*

DOLLARS

MACINA, BOSE, COPELAND  
AND ASSOCIATES, INC.

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS.

#16383					
FD REVISOR					
4446 RO BUSINESS BAK					

*Edward A. Copeland*

⑈008799⑈ ⑆114021933⑆⑈001⑈0105945⑈

149

## MEMORANDUM

**TO:** Habib Erkan, Attorney; City Attorneys Office  
**COPIES:** David W. Pasley, Director; Department of Planning; File  
**FROM:** Elizabeth Carol, Planner II; Planning Department  
**SUBJECT:** POADP

February 12, 1996

A Preliminary Overall Development Plan (POADP) for Jung Road Business Park was submitted to the Planning Department January 10. The proposed development was reviewed by the POADP committee and approval was recommended. A response recommending approval for the proposed development was prepared, however it was not signed by the director.

In November of 1983 the preliminary plans were approved for the Jung Road Business Park Planned Unit Development (PUD). In February 1984 the final plans for phase one was approved. This project was formally called the Briarwick Industrail Park PUD.

On January 10, 1996, an amended Preliminary PUD for Jung Road Business Park was also submitted to the Planning Department. According to the code if the revisions proposed by the amendments are unsubstantial they are administratively approved by the Director of Planning, however if the changes are deemed to be substantial, the PUD needs to be approved by the Planning Commission.

On February 9, 1996 the POADP committee reviewed the redlined at the request of Rick Vasquez, the Planning Manager for the Development and Neighborhood Services Division. The committee felt that a deletion of two-thirds of the area included in the original PUD was in fact a substantial change. Therefore the committee recommended that the PUD be resubmitted to the Planning Commission, for their approval.

The issue that was rasied centers around the need for the applicant to notify all current owners of land of deleted by the proposed chagnes. The other issues that surfaced is what rights would an accepted POADP give to an applicant. The adjacent property is currently owned by Groos Bank. The committee felt that the developers should notify the adjacent property owners by mail, that they are being deleted from the original PUD plans.

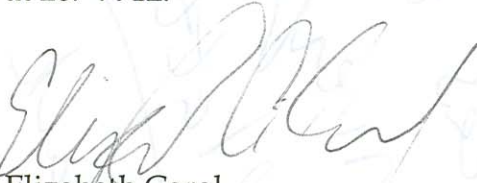
Page two  
February 12, 1996

I called the engineering firm and notified them that several issues were raised and that the PODAP and PUD plans were being reviewed by the City of San Antonio's Legal Department. He inquired about the issues and I informed him that the Director had some concerns about the rights of the adjacent property owners. He then informed me that the point was mute; because all of the property owners were new including the owners of proposed unit one, two and three.

Rosewood is another POADP that was recently submitted, with very similar issues. The developers are deleting unit two from the original PODAP, which was approved in August 1994. The developer is proposing to delete a large portion of their original PODAP, and the committee felt that this would also represent a substantial change to the original plans. The adjacent property owner is NEISD, they are currently proposing to construct a middle school.

Again, the need to notify the adjacent property owners of their rights is a concern of the committee. Should the developer notify the new landowner that their property is being deleted from a POADP.

If you have any questions, or concerns about the issues raised here, please call me at 207-7912.



Elizabeth Carol  
Planner II  
Planning Department

attachments:  
Jung POADP  
Rosewood POADP







